



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	78	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Cricketers Close, Oswaldtwistle, BB5 3PA

### Offers Over £200,000

#### SPACIOUS FAMILY HOME

Welcome to this spacious and modern family home located on the tranquil Cricketers Close in Oswaldtwistle, Accrington. This newly built property offers a perfect blend of contemporary design and comfortable living, making it an ideal choice for families seeking a peaceful environment.

As you step inside, you will be greeted by a bright and airy interior that has been thoughtfully designed to cater to modern lifestyles. The open-plan layout creates a seamless flow between the living, dining, and kitchen areas, providing ample space for family gatherings and entertaining guests. Large windows allow natural light to flood the rooms, enhancing the welcoming atmosphere throughout the home.

The property boasts generous bedrooms, each designed to provide a restful retreat at the end of the day. The master bedroom features an en-suite bathroom, ensuring privacy and convenience. Additional bedrooms are well-proportioned, making them suitable for children, guests, or even a home office.

Situated on a quiet close, this home offers a serene setting while still being conveniently located near local amenities, schools, and parks. The surrounding area is perfect for family outings and leisurely walks, providing a sense of community and safety.

This modern house is not just a place to live; it is a place to create lasting memories. With its spacious layout, contemporary features, and peaceful location, this property is a wonderful opportunity for those looking to settle in a family-friendly neighbourhood. Do not miss the chance to make this beautiful house your new home.



# Cricketers Close, Oswaldtwistle, BB5 3PA

## Offers Over £200,000

 3  2  1  C

- Stunning Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Hall

19'1 x 6'3 (5.82m x 1.91m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, partial wood panelled elevations, wood effect laminate flooring, under stairs storage, doors leading to WC, reception room and stairs to first floor.

#### WC

5'9 x 2'11 (1.75m x 0.89m )

Central heating radiator, pedestal wash basin with traditional taps, tiled splashback, dual flush WC and wood effect laminate flooring.

#### Kitchen/Dining Area

19'1 x 9'9 (5.82m x 2.97m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, composite sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, plumbing for washing machine, space for dryer, space for American-style fridge freezer, wood effect laminate flooring, open to reception room and UPVC double glazed frosted door to side elevation.

#### Reception Room

16'4 x 11'3 (4.98m x 3.43m )

UPVC double glazed window, central heating radiator, wall mounted electric fire, television point, wood effect laminate flooring and UPVC double glazed sliding door to rear.

### First Floor

#### Landing

Doors leading to three bedrooms, family bathroom, storage cupboard and airing cupboard.

#### Bedroom One

11'10 x 9'4 (3.61m x 2.84m )

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

#### En Suite

11'10 x 4'11 (3.61m x 1.50m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, spotlights, tiled elevations and wood effect laminate flooring.

#### Bedroom Two

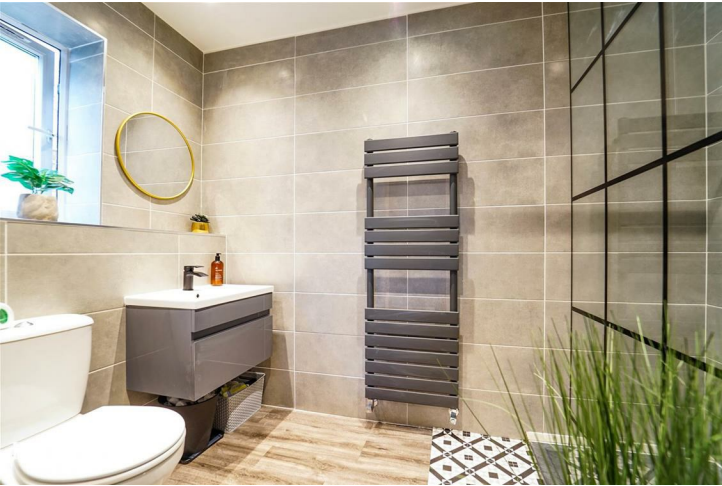
12'5 x 9'6 (3.78m x 2.90m )

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'2 x 6'8 (2.79m x 2.03m)

UPVC double glazed window and central heating radiator.



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